

**MINUTES FOR THE
REGULAR MEETING OF THE SEMINOLE COUNTY
LAND PLANNING AGENCY/
PLANNING AND ZONING COMMISSION**

WEDNESDAY, MARCH 7, 2007

7:00 P.M.

Members present: Matthew Brown, Walt Eismann, Rob Wolf, and Kim Day.

Members absent: Dudley Bates, Ben Tucker and Jason Brodeur.

Also present: April Boswell, Planning Manager; Ian Sikonia, Senior Planner; Kathleen Furey-Tran, Assistant County Attorney; and Candace Lindlaw-Hudson, Clerk to the Commission.

The Chairman called the meeting to order at 7:00 P.M. He introduced the commission members and staff present for the meeting.

OPENING BUSINESS

APPROVAL OF MINUTES

Commissioner Eismann made a motion to approve the minutes as amended on page 10, with the notation of Commissioner Tucker's absence starting with Item C.

Commissioner Wolf seconded the motion.

The motion passed 4 – 0.

ACCEPTANCE OF PROOF OF PUBLICATION

Commissioner Eismann made a motion to accept the proof of publication.

Commissioner Wolf seconded the motion.

The motion passed 4 – 0.

NEW BUSINESS

Public Hearing Item:

3391 Sand Lake Road (Longwood) Rezone; Robert Dietz, applicant; 4.76 acres±; Rezone from R1-AAA (Single Family Dwelling) and A-1 (Agriculture) to R1-AA (Single Family Dwelling); located on the south side of Sand Lake Road, 500 feet west of the intersection of Sand Lake Road and Sandy Lane. (Z2006-88)

Commissioner Van Der Weide – District 3
Ian Sikonia, Senior Planner

Ian Sikonia introduced the application for the rezone of 4.76 acres from A-1 and R-1AA zoning to R-1AA zoning. The property is located on the south side of Sand Lake Road, approximately 500 feet west of the intersection of Sand Lake Road and Sandy Lane.

Mr. Sikonia stated that the future land use designation of the property (Low Density Residential) allows for the requested zoning district. Low Density Residential Future Land Use allows for a maximum of 4 dwelling units per acre.

Staff conducted a lot size compatibility analysis of the site and its surrounding environs and determined that the analysis does support the requested rezone to R-1AA.

There are two PUDs within 660 feet of the proposed site which were considered in the lot size compatibility analysis: Foxwood PUD Phase One, with 7,500 square foot lots and Wekiva Hunt Club PUD with 8,400 square foot lots. To the north of the proposed site is R-1AAA zoning and to the east and south are A-1 zonings. The calculations based on these surrounding zonings showed compatibility with R-1AA zoning.

Staff recommends approval of the request for a rezone of 4.76 acres from A-1 (Agriculture) and R-1AAA (Single Family Dwelling) to R-1AA (Single Family Dwelling).

Commissioner Wolf asked for the lot sizes of the Wekiva Hunt Club lots.

Mr. Sikonia said that they were 8,400 square feet.

Robert Dietz said that he was available to answer questions.

Commissioner Wolf made a motion to recommend approval of the request.

Commissioner Eismann seconded the motion.

The motion passed 4 – 0.

CLOSING BUSINESS

Chairman Brown sent greetings to Commissioner Tucker who is recovering at home from a recent illness.

April Boswell said that staff will hold a workshop on the Land Development Code and the County Comprehensive Plan before next month's public meeting. Commissioners will be contacted with details prior to the meeting.

There being no further business, the meeting adjourned at 7:10 P.M.

Respectfully submitted,

Candace Lindlaw-Hudson
Clerk to the Commission